

About Community

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Office of Community Development

Providing financial and technical resources to build livable and sustainable communities

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Earthquake! ENERGY? Drought...

By Busse Nutley, Director

Office of Community Development

This year was already challenging—a tight state budget, a slowing economy, and energy shortages, not to mention salmon—before the earthquake struck. Then soon afterward the Governor declared a drought emergency. Unlike the earthquake, many saw the drought coming, especially in Eastern Washington, where the effects on agriculture and farming communities could be severe. Some of our programs are right in the middle of these issues and are preparing to assist affected communities.

Earthquake

Allyson Brooks, State Historic Preservation Officer, and her staff at the Office of Archaeology and Historic Preservation, did well in the actual earthquake: They returned to work soon after the shaking stopped. The problem is, they've hardly been able to stop working since. A report in this issue describes what they have been doing.

Other programs, such as Community Development Block Grant and the Public Works Trust Fund, are standing by. For example, Pete Butkus, Executive Director of the Public Works Board, has not yet received any requests for assistance, but expects that local governments will apply for funds to retrofit bridges and other structures.

In our main office at the Davis-Williams Building the earthquake was scary. An observer in the parking lot across Capital Way said she thought our building was going to collide with the Raad Building next door. (They are separated by an alley.) Inside we had quite a ride, especially on the top floors. The pictures I took on the next day show the effects. Each time I look at them I am amazed and thankful that no one was seriously hurt. Much of the credit goes to all the preparations by Bill Cole and his safety team. As for the building itself, structural engineers have assured us it is sound and that all damage can be

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Earthquake—Drought—Energy

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repaired. They explained that the building, in fact, behaved as it was supposed to in a moderate quake. (We also learned a lot about how we behave in an earthquake. I suspect that there will be a record turnout for our annual earthquake drill this month.)

Drought

More OCD programs are likely to help communities deal with the drought than with the earthquake. If people lose jobs, several housing programs can help them pay rent. Food banks and community action agencies may need more funding. The Public Works Trust Fund and

Community Development Block Grant may receive requests to fund infrastructure improvements that save water.

Energy

In response to rising energy bills, the Legislature's first bill this session appropriated another \$1 million to LIHEAP, the Low-Income Home Energy Assistance Program. Will Graham and our local contractors are working to get all funds out to low-income households this heating season. Please see the Winter 2000-2001 issue of *About Community* for a description of LIHEAP.

Community Voice Mail Kickoff April 18 in Wenatchee

Telephone tag and answering machines are a fact of life today. But have you ever wondered how you would get a job, doctor's appointment, or apartment if you didn't have a number where people could call you?

Community Voice Mail, an idea that started in Seattle several years ago, has a solution. People who are homeless or cannot afford a telephone can have a Voice Mailbox and phone number, even if they don't have a phone.

On April 18 Community Voice Mail is coming to Chelan, Douglas, Okanogan,

Grant, and Adams counties. The 2000 Legislature appropriated \$50,000 for the project and the Community Technology Institute, Chelan-Douglas Community Action in Wenatchee, Okanogan County Community Action in Okanogan and North Columbia Community Action Council in Moses Lake collaborated to make it happen. More than 700 voice messaging lines will be temporarily available to "phoneless" persons who are seeking employment, housing, medical, and other services.

FOR MORE INFORMATION, CALL:

Ed Barton, CSBG Program Manager at (360) 725-2852.

Earthquake and Historic Structures

Without doubt, the busiest program after the earthquake was the Office of Archaeology and Historic Preservation (OAHP). The day after the earthquake, the Federal Emergency Management Agency (FEMA) asked OAHP for its database of archaeological and historic sites. OAHP was able to respond promptly because the information is in electronic form. Information about properties listed on the National Register of Historic Places and the Washington Heritage Register is on OAHP's website. Information about known archaeological sites is in OAHP's archaeological database and Geographic Information System (GIS) data layers; OAHP just transferred the GIS files.

On Monday following the earthquake, OAHP had a preservation consulting firm under contract to conduct field assessments of damaged historic properties. Artifacts, Inc. of Tacoma is entering its findings into an Excel database, which OAHP has posted on its website at www.oahp.wa.gov.

Even at a very preliminary stage in this effort, the consultants are estimating damage to range upwards of \$28 million just in the first eight

declared counties, and that's not counting the damaged Capitol Campus Historic District. Besides hard-hit downtown Olympia and Pioneer Square, surveys are revealing extensive damage in Aberdeen, Auburn, Centralia, Chehalis, Snohomish, Puyallup, Western State Hospital in Lakewood, and Wilkeson. Several historic buildings in these and other areas may be lost. There are also growing fears that much earthquake damage remains unseen behind brick veneer walls and will appear only after normal rainfall causes the ground to settle more.

OAHP and the Federal Emergency Management Agency (FEMA) are also working closely with the Washington State Department of General Administration (GA) to assess and repair damaged buildings on the Capitol Campus. OAHP met with GA project managers and explained the need for all rehabilitation efforts to meet the Secretary of Interior's standards for rehabilitation of historic structures so the state can receive all federal funds available from FEMA. The following week Stephen Mathison and Greg Griffith provided two

days of training in historic preservation to GA personnel. Much credit goes to GA's Director Marsha Tadano Long and her staff who have been very sensitive toward preservation of the historic properties on campus.

In the meantime, State Historic Preservation Officer Allyson Brooks and others in the preservation community are seeking sources of funding to repair damaged historic properties. Monetary needs include not only actual rehabilitation work but also costs for inspections, engineering, and design work.

OAHP's website at www.oahp.wa.gov has a great deal of information about the earthquake, including damage assessment forms.

FOR MORE INFORMATION, CALL:

Greg Griffith, (360) 407-0766.
Or Stephen Mathison, (360) 407-0768.

OCD Can Help with the Drought

Over the course of the drought, several OCD programs will be available to assist communities:

The Public Works Board

Through the Public Works Trust Fund, the Public Works Board can provide financial assistance to local governments for emergency domestic water and sanitary sewer projects made necessary by the drought. Examples of potential projects are:

- Drilling of wells to provide emergency water supply.
- Modifying existing surface water diversion facilities.
- Building water treatment plants to use a previously unused source of raw water.
- Building water storage facilities to help provide for a more even draw upon raw water resources.
- Replacement of leaky water lines as a conservation measure.
- Purchase and installation of water conservation fixtures (toilets, showerheads, etc.).
- Modification of wastewater treatment facilities to re-use water for industrial, commercial, or other purposes.
- Construction of water system interties.

Emergency funds are currently limited but could

increase with passage of SHB 1000 and SHB 1001.

For the long term, the Board is accepting applications through June 4 for the Construction Loan Program. For further information, go to the website: www.crab.wa.gov/pwtf.

FOR MORE INFORMATION, CALL:

Pete Butkus, Executive Director, Washington State Public Works Board at (360) 725-5003.

Community Development Block Grant Program (CDBG)

CDBG can provide drought recovery assistance in three ways:

1. Financing Infrastructure

Grant recipients can replace or expand existing water delivery systems, install or upgrade conservation equipment, and rehabilitate water systems to increase efficiency and prevent leakage. The CDBG programs that can provide this funding are:

- The Community Investment Fund Program, for projects that are ranked in the top three on a county's list of unfunded Wa-CERT projects (Washington Community Economic Revitalization Team).
- Housing Enhancement Grants, when there is a

connection to farmworker housing.

- The General Purpose Grant Program. This is a competitive program. Applications for funding in 2002 are due November 15, 2001.

2. Planning and Assessment

CDBG Planning-Only Grants can be used to assess the economic impact of drought conditions on communities and businesses when there is a direct impact on low- and moderate-income individuals. Planning grants can also be used to research solutions to problems caused by drought conditions affecting persons with low- and moderate-incomes. Examples of eligible activities include research into water rights issues, identification and feasibility assessments of new water sources, and the development of water conservation plans.

Grants can be for as much as \$24,000, are accepted anytime, and are reviewed and funded on a first-come, first-served basis. Up to \$300,000 of CDBG Planning-Only Grant funds are available during the calendar year.

3. Imminent Threats to Public Health and Safety

These grants are for emergencies that threaten public health and safety. Assistance

Continued next page

is available to non-entitlement city and county governments that do not have the financial capacity either to solve a health emergency on their own or to receive an emergency loan from the Public Works Trust Fund.

Examples are sudden breaks to water lines, sudden unforeseen interruptions to a water supply, and contamination of a drinking water source. Costs can be covered for a temporary repair or solution to the problem while funding and other preparations are secured for a final fix.

Basic Eligibility

Recipients for CDBG must be a non-entitlement local government, however a sub-recipient could be a special purpose district such as a port authority or a nonprofit organization. All projects other than those eligible for Imminent Threat Grants, must provide a primary (51%) benefit to low- and moderate-income individuals. Non-entitlement areas of the state include counties with populations of less than 200,000 and cities with populations of less than 50,000 that do not participate in an urban county consortium.

FOR MORE INFORMATION, CALL:

Financing of infrastructure, Dan Riebli, (360) 725-3017.

Planning-only grants, Lisa Vatske, (360) 725-3014.

Imminent threat grants, Bill Prentice, (360) 725-3015.

Or call Stephen Buxbaum, Managing Director, (360) 725-3005.

Growth Management

In the short term the Growth Management Program does not have a direct role with communities on drought.

In the longer term the Program provides technical and financial assistance to help communities plan for current and future needs. This includes water needs, especially as they relate to growth, land use, development, and capital facilities. In the future, the Program could structure some grant moneys so that local governments would be able to request funds for conservation planning—for example, to do a special “conservation” chapter in their comprehensive plan.

FOR MORE INFORMATION, CALL:

Shane Hope, Managing Director, Growth Management, (360) 725-3055.

or Chris Parsons, Senior Planner, (360) 725-3058.

Housing

The Housing Division has two programs that could assist people who lose their jobs because of the drought.

1. Emergency Shelter Assistance Program

The Program provides dollars to local programs in all counties. These funds can pay for one to two years rent to keep someone in their home, or provide operating money for emergency shelters. This is state general fund money and a new allocation will begin July 1, 2001.

FOR MORE INFORMATION, CALL:

Tedd Kelleher, (360) 725-2930.

2. Federal HOME Program

The HOME Program provides funds to the state’s Tenant-Based Rental Assistance Program. This money from the federal Department of Housing and Urban Development can assist people with rental payments for up to six months.

FOR MORE INFORMATION, CALL:

Greg Black, (360) 725-2916.

Community Services

The Emergency Food Assistance Program provides funds to local food banks and food distribution centers.

The Community Services Block Grant Program funds local community action agencies that could provide a variety of services to people who lose their jobs because of the drought.

FOR MORE INFORMATION, CALL:

Denny Naughton, (360) 725-2850.

OCD and Farmworker Housing: An Interview with Ray Price

As many as 37,000 farmworkers (60 per cent) lack adequate housing during the harvest season. Ray Price, Assistant Director for Housing, has been leading OCD's efforts this year to expand the supply of farmworker housing. Ray joined OCD last September after directing housing programs in Washington, D.C. and Alaska.

Ray has been spending much of his time recently in eastern Washington, meeting with growers, advocates for farmworkers, and local public officials. Together they are working to put as much quality, temporary housing in place as they can in time for this season.

About Community: What is OCD doing this year for farmworker housing?

Ray Price: We're working on several fronts. In addition to our ongoing efforts to build affordable housing for farmworkers and their families who live here year-round, we're trying to get more temporary housing on farms and in communities.

About Community: Let's start with the temporary housing on farms.

Ray Price: Largely through Senator Patty Murray's efforts

we have new money for the Infrastructure Loan Program. That's the program that makes loans to growers to build the septic systems and other infrastructure that's needed before the growers build housing. (See next page.)

We're also going to re-energize the One-Stop Clearinghouse. The Clearinghouse helps growers cut through red tape so that they can develop housing for their employees. We contract with Creative Housing Solutions to run the Clearinghouse. They also administer the Infrastructure Loan Program.

Another idea we're working on is seeing if growers can partner with nonprofits to build housing on farms. The idea is for growers to lease land to the nonprofits, which would then build and manage the housing. This housing would be small and scattered, but if a number of farms participated, could help many farmworkers and their families.

OCD is also adding another 50 tents to the Department of Health's Rent-a-Tent program for this season. This is the program that rents tents to growers to install on their farms for temporary housing.

About Community: How about other temporary housing that's not on farms?

Ray Price: Last year we sponsored a tent camp near Pangborn Airport. That was on land owned by the Port of Douglas County. We hope to use the site again this year, subject to approval by the Douglas County Board of Commissioners.

This year OCD will be seeking two or three additional sites for tent camps on public lands. We are looking at sites from the Tri-Cities area to Okanogan County. We are also working with the Chelan County Board of County Commissioners on several possible sites for tent camps. One idea is to use part of the county's Monitor Park for a camp of 35 to 50 tents.

About Community: Thanks Ray, we'll check in with you this summer to see how your plans have worked out.

FOR MORE INFORMATION, CALL: Corine Knudsen, Managing Director, Housing Finance Unit, at (360) 725-2931.

The toll-free line for the One-Stop Clearinghouse is 1-888-664-6705.

Their website is www.farmhousing.com.

Low-Interest Loans to Growers for Farmworker Housing

Low-interest loans to help growers build farmworker housing are now available. The loans will finance septic systems and other infrastructure necessary before growers can build the actual housing on their farms. Loans are forgivable after ten years.

For many growers the lack of adequate infrastructure has been an obstacle to receiving state permits for temporary worker housing. Under the state's Infrastructure Loan Program, the state finances the infrastructure and growers then obtain private financing for the housing.

Since the program started in 1999, 17 growers have received loans totaling \$783,483. The state's investment of about \$800 per bed has produced safe, decent accommodations for 982 people. Each year the program has been oversubscribed, with twice as many requests as there have been funds available. There is currently a waiting list.

The total amount being made available now is \$875,000, enough to build the infrastructure to support temporary housing for approximately 1100 people. The program is administered by

the One-Stop Clearinghouse, an information center that helps growers comply with governmental regulations.

The source of the funding is a \$1.75 million grant from the U.S. Department of Housing and Urban Development for farmworker housing. The Economic Development Initiative—Special Projects Grant—is the result of Senator Patty Murray's efforts on behalf of farmworkers and growers.

More information about the loan program is available from the One-Stop Clearinghouse. The toll-free telephone number is 1-888-664-6705. The One-Stop website is www.farmhousing.com.

FOR MORE INFORMATION, CALL:
Corine Knudsen, Managing Director, Housing Finance Unit, at (360) 725-2931.

Farmworker Housing Built During 1999-2000

Whatcom County	Sterling Meadows, Bellingham	50 units
Skagit County	Township Family, Sedro Woolley	15 units
	Continental Place, Mt. Vernon	50 units
	Raspberry Ridge, Burlington	50 units
Okanogan County	Similkameen Park, Oroville	21 units
Douglas County	Pangborn, East Wenatchee (tent camp)	50 units
	Heritage Glen, East Wenatchee (18 temporary)	35 units
Grant County	Frenchman Hills, Royal City	25 units
	Esperanza, Mattawa (seasonal)	40 units
	Wahluke Slope, Mattawa	25 units
Yakima County	San Isidoro Plaza, Granger	26 units

Two State Agencies Join Forces to Confront Violence with Information

Victims of domestic violence and sexual assault can feel isolated, afraid, and confused about what to do next. Friends and family members may be unsure how to help or even what to say. Most local programs that assist victims are nonprofits and operate on a shoestring. They could do more if they could safely share information about their client's needs.

A new program called the Washington Violence Against Women Network uses the Internet to provide information that can help victims, their families, and providers. It was launched recently by the Office of Crime Victims Advocacy at OCD and the Department of Social and Health Services, using funds from the U. S. Department of Justice.

The Network has two components:

- A publicly accessible website (www.wavawnet.org) that brings together information about sexual assault, domestic violence, and stalking, and also lists resources that can help victims.
- A separate, access-secure website, called Partnernet, for 59 domestic violence and sexual assault service

providers in Washington. With Partnernet the programs can communicate confidentially about the needs of clients, training opportunities and ideas for assisting victims and deterring violence.

"It is vitally important that domestic violence and sexual-assault providers be able to network with each other," according to Susan Hannibal, program manager with the DSHS Division of Program and Policy. "The more that providers talk with each other, the better service they can provide victims, their families and the community as a whole."

Pearl Gipson, program manager with OCD, reinforced the point: "This network will help break the isolation many service providers experience. It gives them a chance to share ideas. It helps providers respond more quickly to the needs of victims and the community, and it helps in problem-solving."

The project took three years to develop and cost approximately \$500,000. As part of Partnernet, providers received new computers and two years' paid access to the Internet.

"None of the funds we used came from service programs," Hannibal added. "We used only administrative funding to make this happen, yet the result is an improvement to the service programs themselves."

"What we want people to be most aware of," asserts Gipson, "is that we all have a role in eliminating domestic violence, sexual assault, and stalking. A good way to start is by learning about it and talking about it. That's what we hope this new network will facilitate."

FOR MORE INFORMATION, CALL:

Pearl Gipson, Program Manager, OCD, (360) 725-2891.

Susan Hannibal, Program Manager, DSHS Division of Program & Policy, (206) 923-4910.

Announcements

Annual Conference on Homelessness

The Washington State Coalition for the Homeless and the Office of Community Development will co-sponsor the 11th Annual Conference on Homelessness at the Wenatchee Convention Center on May 9-11, 2001.

The conference offers excellent workshops and outstanding speakers, community hero awards, silent auction, interesting tours, and networking.

FOR MORE INFORMATION, CALL:
Rosie Hughes, at (360) 725-2923.

Fall 2001 Conference of Infrastructure Assistance Coordinating Council

The Infrastructure Assistance Coordinating Council (IACC) will hold its fall conference on November 6-7-8 at the Wenatchee Convention Center. This will be the 10th conference convened by the IACC in the past 16 years. Each has been well attended by state and federal programs, local government representatives, consultants, and trainers.

This year, the conference will focus on improving the

skills of local government infrastructure and fiscal staff, enhancing access to software and internet resources, promoting partnerships between financing programs and local governments, and challenging participants to find new ways to reduce costs and improve system performance.

For more information about the conference and the 255 state and federal programs in the IACC resource directory, visit the IACC website at www.infracfunding.wa.gov, or call Jacquie Andresen, Public Works Board, at (360) 725-5002.

Applications for Funding

The HOME Tenant-Based Rental Assistance Program will have applications for new funding available in mid-April. The program is expanding to include new target groups, renewable two-year contracts, and wider geographical participation. Please send requests for application packages to:

Gregory T. Black
Office of Community Development
Housing Finance Unit
P.O. Box 48350
Olympia, WA 98504-8350
(360) 725-2916
FAX (360) 586-5880.

Recognition of OCD Local Government Division Officials

ALLYSON BROOKS, State Historic Preservation Officer, was just appointed to the Board of Directors of the National Conference of State Historic Preservation Officers.

PAUL PERZ, Managing Director of the Safe- and Drug-Free Communities Program, was invited by the U.S. Department of Justice (DOJ) to train their staff and state administrators of DOJ grants. The training was about federal/state partnerships and state administration of federal grants. From November through March, Paul was in Washington, D.C., four times to provide training. The Department of Justice paid all expenses.